



ROSEDALE RESERVOIR FARM SANDS LANE

FILEY, YO14 9QN

AUCTION GUIDE £350,000
FREEHOLD

Rosedale Reservoir Farm, is a rare countryside retreat extending to approximately 7.80 acres (3.16 hectares). Set amidst rolling hills near Hunmanby and enjoying uninterrupted views of the North Yorkshire landscape. Rosedale Reservoir Farm presents an extremely rare opportunity to acquire a rural holding with privacy and the potential to build a new dwelling in accordance with planning consent reference ZF24/01674/FL

EPC:



ROSEDALE RESERVOIR FARM

- Rosedale Reservoir Farm, Sands Road, Hunmanby Gap, Filey • Extending to 7.80 acres (3.16 hectares) • Planning permission for the erection of a dwelling following the demolition of the existing dwelling • Range of buildings • For Sale by Public Auction • On site on Thursday 18th September 2025 at 7pm • Auction Price Guide £350,000 plus



Description

Rosedale Reservoir Farm is a rare countryside retreat set amidst the rolling hills near Hunmanby and enjoying uninterrupted views of the North Yorkshire landscape. Rosedale Reservoir Farm presents an extremely rare opportunity to acquire a rural holding with privacy and the potential to build a new dwelling in accordance with planning consent reference ZF24/01674/FL.

Extending to approximately 7.80 acres (3.16h hectares) this versatile property combines old reservoir charm with countryside lifestyle appeal. The planning consent allows for the construction of a new dwelling of 1,440sq ft to be built in the centre of the site. There is also a range of traditional buildings that afford enormous scope for a variety of uses (subject to planning). The land comprises a mixture of grassland, mature trees and two former reservoirs making an ideal opportunity to create a spectacular individual retreat.

The two reservoirs, each offering a unique and picturesque water feature, enhance the farm's appeal both visually and recreationally. Whether you are seeking a private family home, a rural retreat or a tourism venture, Rosedale Reservoir Farm represents an exceptional opportunity.

The property enjoys excellent access to the coast at Filey, Hunmanby Gap and the North York Moors National Park. Despite the property's peaceful setting,

it is within easy reach of local amenities, transport links, shops and schools.

General Remarks

Planning Status

Full planning consent for the erection of a dwelling following the demolition of the existing dwelling in accordance with planning decision reference ZF24/01674/FL.

See link below to the North Yorkshire Council Planning Portal

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=SLG1YVNS0EE00&activeTab=summary>

Planning Authority

Interested parties should make their own enquiries to the North Yorkshire Council Planning Department.

Services

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Legal Tenure and Title

The land is to be sold freehold with vacant possession upon completion. The land will be sold subject to the rights, reservations, obligations and title as otherwise

referred to within the Registered Title.

Easements, Wayleaves and Rights of Way

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Method of Sale

The property is offered for sale as a whole by Public Auction on site on Thursday 18th September 2025 at 7.00pm.

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

Interested parties are invited to speak to the Selling Agents on 01430 431201 to discuss their interest. A digital copy of the auction pack is also available from the agents.

AUCTION FEES

The purchasers will be responsible for the re-imbursment for the cost of the auction pack provided by the vendors solicitors in the sum of £1,028.02 inclusive of VAT.

Vendors Solicitors;

Sally Harrison
Kitchen Walker
8 Market Place

Kirbymoorside

York

YO62 6DD

Tel: 01751 431237

sally.harrison@kitchingwalker.co.uk

Buyers Premium

There will be a buyers premium of £1,000 (plus vat) payable upon exchange of contracts.

Administration Fees

There will be an administration fee payable upon exchange of contracts in the sum of £500.00 (plus vat)

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ADDITIONAL INFORMATION

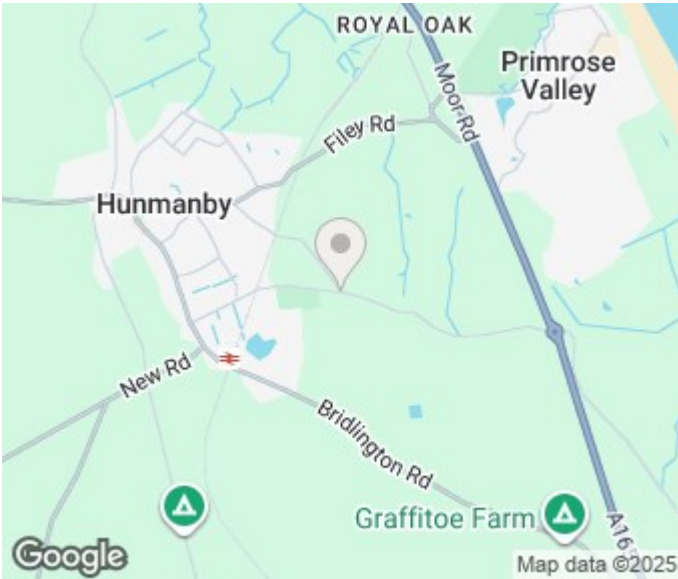
Local Authority – North Yorkshire County Council

Council Tax – Band Exempt

Viewings – By Appointment Only

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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